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Chairman Himes called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, March 27th, 2007 at 7:34 p.m. Other Board members in attendance included: Janine Wert, Doug Lohnes, and Joe Bagi. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Citizens signing the register: Amy Bowling, Jerry Bowlin, and Kay Bertrand.

Absence

Mr. Bagi **moved to excuse Mr. Kidwell and Mr. Blake from the meeting**, seconded by Mrs. Wert. **Motion carried.** Ayes: Bagi, Wert, Himes, and Lohnes. Nays: None.

Mrs. Gaster joined the meeting at 7:36 p.m.

Minutes

Chairman Himes asked for discussion. Mr. Bagi **moved to approve the January 23, 2007, meeting minutes as written**, seconded by Mrs. Wert. **Motion carried.** Ayes: Bagi, Wert, Lohnes, Himes, and Gaster. Nays: None.

Citizens Comments Not on the Agenda

There was none.

Chairman Himes explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had 10 days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

New Business

A. Amy Bowlin – Tenant - John and Rita Angel – Owners - 27 E. Main Street, Tipp City - Lot: Pt. IL. 26 – The applicant requested Restoration Board approval the replacement of the existing awning sign located on the southern façade of the structure located at 27 E. Main Street.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(I)(9)

Mr. Spring stated that the applicant requested Restoration Board approval the replacement of the existing awning sign located on the southern façade of the structure located at 27 E. Main Street (old Amaryllis Flowers and Gifts).

The existing *Amaryllis Flowers and Gifts* sign was permanently attached to the existing awning. Accordingly, the applicant proposed that a new panel of matching awning material would be attached over the existing awning sign. The panel would be 18" tall and 84" wide (10.5 sq. ft.) and contain all of the sign elements for the new sign (Feather

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Your Nest) Antiques. The panel would have a tan background to match the existing awning and utilize black lettering with font (Edwardian Script) noted on attachment "D".

Section 154.052(l)(9) indicates that the Restoration & Architectural Board Of Review shall review plans for signs. Regarding signs, the Guidelines for the Old Tippecanoe City Restoration and Historic District booklet states:

A Certificate of Appropriateness is required before installation, or replacement of any sign. A separate Sign Permit also must be obtained from the Community and Economic Development Department. A sign is "any object or device or part thereof situated outdoors which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, motion illumination or projected images." They are the most visible form of commercial advertising, serving both to identify a business and to publicize the merchandise or service offered by the business. Signs have always been an important element in commercial architecture and are often the most noticeable feature in a commercial street scene.

Early 19th century signs were usually simple, painted on the building itself or painted on wood panels that were hung perpendicular to the building over the street or sidewalk. By the second half of the 19th century, signs had become more elaborate, employing gilt, painted raised letters, reverse painted glass show windows, and leaded and stained glass. The appearance of electricity and automobiles after the turn of the century affected signage. Signs became larger, in order to attract attention from heavier, fast-moving traffic. At the same time, they became more distinctive and brightly lit. Neon and other glowing gas designs became popular after World War I, and signs began to use new materials, such as glass, plastic, chrome, and aluminum.

In commercial areas, it is common for merchants to use signage to compete for the attention of the public. The result is often a cluttered hodgepodge that is unattractive and counter-productive for the merchants themselves. It can also be dangerous to motorists and pedestrians and destructive to the historic character of the area. Fortunately, this has not occurred in Tipp City.

Signage in the Restoration District should conform to the styles of the earlier eras, except on the few existing modern buildings. Signs in the District should generally be simple and designed to reflect the character of the individual business, while remaining compatible with the buildings to which it is attached and to the architecture of the rest of the District. Signs should be limited to the lintels, windows and awnings. Projecting signs should be limited to the main entrance. Wood signs, wall signs, and free-swinging projecting signs are encouraged. Individual plastic or metal letters, neon signs, and interior illumination are

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prohibited.

Several existing signs have been declared as historic features and are not considered part of the signage allocated to a business. These include the large "Battle Ax" wall mural at the southeast corner of Second and Main; the "Gem City Ice Cream" mural at the northwest corner of Second and Main; the "Sam & Ethel's" neon sign on Main; the "Rexall Drug" sign framework facing East Main; and the "Tipp Roller Mills" wall letters on the mill near the canal lock.

Signs also need to follow the requirements of the sign sections of the Zoning Code. These include standard limitations on their size and number. Usually, one sign is permitted per business, although there are exceptions, particularly for businesses with frontages on two streets. Sign area is usually restricted to one square foot of sign area per linear foot of building frontage. Signs should never conceal any windows, doors, transoms, or other architectural features. Low, ground-mounted signs are appropriate to buildings that are set back from the street. Such signs should be double-sided and positioned perpendicular to the street. Hanging or projecting signs should be double-faced and positioned a minimum of 8' - 6" above the walk grade and not overhang the street. Such signs should be limited to buildings originally constructed as commercial structures. They are inappropriate on converted houses.

Temporary, interior window signage does not require a Certificate of Appropriateness or a sign permit. Temporary exterior signage, such as a banner on a building or the annual "thermometer" for the United Way campaign, requires the applicant to obtain a special approval from the Planning Board, before applying for a Certificate of Appropriateness. The street banners stretched across West Main Street may be installed only by the Tipp City Electric Division, and prior approval from the City Council must first be obtained.

Regarding awnings, the Guidelines for the Old Tippecanoe City Restoration and Historic District booklet states:

Historically, awnings were used during summer months to reduce heat and prevent sun damage. They provide decorative protection from the elements on both commercial and residential structures. Typically, they were not permanent features of a building, but were used seasonally, and stored during the winter.

Awnings are available in a wide range of colors and styles and can often be retracted to a position against the structure to which it is attached. When properly maintained, canvas material has proven to be durable and long lasting. For prolonged life, it is recommended that awnings be stored indoors during the winter months.

Solid colors or simple stripes are usually appropriate. Colors should correspond with those appropriate to the building on which the awning is mounted. Cloth awnings are strongly encouraged. Simple awning extensions

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from the face of the building, similar to what is seen in many historic photographs of early Tippecanoe, are preferred. Inappropriate awning enclosures or modern shapes are discouraged. Any visible steel frames or supports should be of a like color to that of the awning, so they do not detract from the awning itself. Modern, rigid back-lit vinyl awnings were not used in Old Tippecanoe, and are prohibited. Their prominent appearance is not appropriate to the earlier times of the Restoration District.

A Certificate of Appropriateness is not required for replacement of canvas on an existing awning, but one is required prior to installation of a new awning or change in material, color, or appearance of an existing awning.

Mr. Spring noted that the proposed sign complied with the requirements of Code §154.100(A) for sign placement, height, size and number.

Ms. Bowlin stated that the owners of the property did not want the awning to be removed and that they originally wanted the sign to be painted on. Mr. Bowlin stated that the glue from the "Amaryllis" sign would show through and that the paint would run.

Board members discussed securing options such as stainless steel snaps, velcro, or sewn in. Aesthetics were taken into consideration regarding the placement and size of the panel proposed, and color contrasts.

Board Members found the following: Keep the existing awning; new panel insert (14" x 7') to be sewn into existing awning ("Amaryllis" to be cut out), Burgundy panel with cream lettering in the Edwardian Script font, letter size to be 10" high to allow a 2" burgundy border at the top and bottom, signage to say "Feather Your Nest".

Chairman Himes asked for further discussion. There being none, Mr. Himes **moved to approve the application as amended to include the following; approved a sewn in panel of burgundy color to match the border, height of the letters to be 10" with adequate border above and below, perhaps four inches on either side to be sewn in place the panel with cream lettering.** There was no second to the motion.

Board Members discussed the size of the panel and the lettering.

Mr. Bagi **amended the motion to include the following: approve a new panel insert (14" x 7') to be sewn into existing awning ("Amaryllis" to be cut out), Burgundy panel with cream lettering in the Edwardian Script font, letter size to be 10" high to allow a 2" burgundy border at the top and bottom, signage to say "Feather Your Nest",** seconded by Mr. Himes. **Motion carried.** Ayes: Bagi, Himes, Wert, and Gaster. Nays: Lohnes.

B. Mark Stevens c/o Valley Arts and Crafts Club - 17 N. Second Street, Tipp City - Lot: Pt. IL. 42 - The applicant requested Restoration Board approval for the removal of one (1)

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exterior door on the rear of the home located at 17 N. Second Street. If approved the opening would be studded in, insulated, finished on the inside and finished on the outside with wood siding (1" x 6") to match the existing structure. The applicant indicates that the proposed construction will stop cold air leakage in a door that is no longer in use.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(H)(1)(b)

Mr. Spring stated that the applicant requested Restoration Board approval for the removal of one (1) exterior door on the rear of the home located at 17 N. Second Street. If approved the opening would be studded in, insulated, finished on the inside and finished on the outside with wood siding (1" x 6") to match the existing structure. The applicant had indicated in the application material that the area in question has had freezing of water pipes above the door several times. The most recent time caused a great deal of damage. The other rear (western) door would remain in place as is.

Section 154.052(H)(1)(b) states:

1. It shall be the duty of the Restoration Board to review all plans for the construction, alteration, repair, moving, and demolition of the structures in the district. The Restoration Board shall also act as advisor to the City Planning Board and City Council. The Restoration Board shall:
 - b. Determine whether any proposed activity and the results thereof will be appropriate to the preservation of said district within the intent of this section, and the guidelines adopted by the Restoration Board.

Regarding doors, the Guidelines for the Old Tippecanoe City Restoration and Historic District booklet states:

Doors are an important element of the fenestration of a building. The front door of a structure is usually the focal point of the design. It often reflected the owner's taste, character, and wealth. In commercial buildings lighting, signage and showcase windows were incorporated into the design of the front door area. Rear doors and side doors were often less elaborate and were used as service or delivery doors. Even so, they were usually sympathetic in design and style to the more decorative front door.

Original doors are an important component of a structure. Every effort should be made to retain, restore, and protect them. An exterior wood door is constantly exposed to the elements. A protective coating of paint or exterior varnish should be used. An extensively damaged finish requires sanding or paint removal before refinishing. Often glass pieces to match the original panes can be found through glass dealers or antique stores. A local example of doors as an important part of the facade is the entrance to Zion Lutheran Church. The doors

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were refinished to their original appearance, rather than being painted. A Certificate of Appropriateness is not required for repair of a door, but is required for a door replacement or installing a door at a new location.

Mrs. Kay Bertrand, Member of the Valley Arts and Crafts Club (property owners), explained her situation with the freezing pipes that lead up to the second floor bathroom.

Board Members concurred that removing the door would not solve the issue with the freezing pipes and that removing one door would not be aesthetically pleasing. Board Members were concerned about appearance of structure.

Board Members found the following: the existing door had been sealed; use existing door and placing on the outside of the building rather than enclosing the door jam as an inoperable "dummy" door; owner could then insulate, drywall, etc the inside.

Chairman Himes asked for further discussion. There being none, Chairman Himes **moved to approve the application as amended to include the following; approved to relocate the existing wood door to the outside jam of the frame on the outside of the building (opening outwards), thus allowing a "dummy door" on the outside (inoperable); property owner then could reconstruct the inside as they wish (add drywall, insulation, etc.),** seconded by Mrs. Wert. **Motion carried.** Ayes: Himes, Wert, Bagi, and Gaster. Nays: Lohnes.

Old Business

There was none.

Miscellaneous

Chairman Himes thanked the Board Members for their vote of confidence in making him Chairman of the Board and that he would do his best.

Chairman Himes stated that he had been reviewing past approvals made by the Board and suggested that they discuss what could have been handled differently. One in particular was the decision to approve the copper colored façade on the Monroe Savings Building. Chairman Himes stated that he was the one whom made that motion to accept the façade in lieu of the green marble; he now was reconsidering his approval of the copper color.

Chairman Himes requested that the Board Members consider a proactive position to encourage owners of buildings on the south side of Dow Street and the north side of Walnut Street to become part of the Historic District. What would be the advantages/disadvantages to the property owner? Chairman Himes asked for the Board Members for their reaction of the idea of a free wheeling period of discussion.

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Mr. Bagi stated that he would like to promote the advantages of living/joining the Historic District.

Chairman Himes suggested adding the subject to the next scheduled meeting as an agenda item.

Adjournment

Chairman Himes asked for further discussion or comments. There being none, Mr. Bagi **moved for adjournment**, seconded by Mrs. Gaster and unanimously approved. Meeting adjourned at 8:39 p.m.

ATTEST:


Mrs. Kimberly Patterson - Board Secretary

APPROVED:


Chairman Robert Himes

